PT OF SW1/4 OF NW1/4 OF NE1/4
OF SEC 24-2N-24E IN
OR 2179/1402 & ESMT IN

COLON ANTHONY & ARLEEN
PO BOX 1095
CALLAHAN, FL 32011

2024

24-2N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

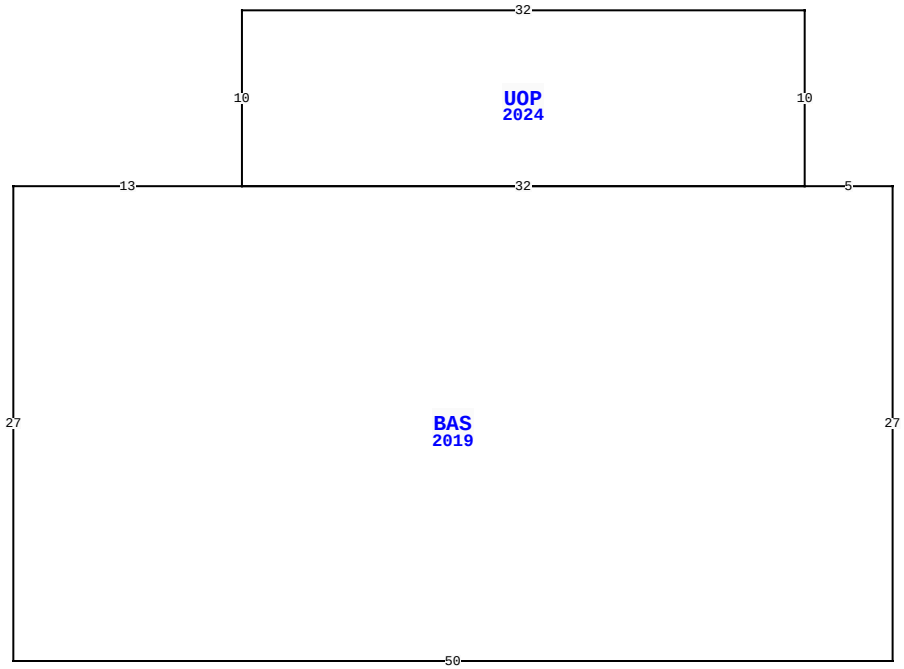
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	142,550
UOP	320	25	80	8,447
TOTALS	1,670		1,430	150,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,430	148.2000	111.15	158,944	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2022 Heated Area: 1350 HX Base Yr 2022



45208 MARIGOLD LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,997
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,700
TOTAL MARKET VALUE		216,697
SOH/AGL Deduction		149,619
ASSESSED VALUE		67,078
TOTAL EXEMPTION VALUE	HX HB	42,078
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		216,697
NCON VALUE		8,447
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007089	CO ISSUED	0	07/02/2019
19005656	MH MOVE-ON	0	05/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/1402	2/21/2018	WD	Q	V	01	41,000
GRANTOR: HENRY MARIA						
GRANTEE: COLON ANTHONY & ARL						
1498/0767	5/10/2007	WD	U	V	06	100
GRANTOR: TARKOFF MICHAEL HARRI						
GRANTEE: HENRY MARIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W5 W32 W13 S27 E50 N27 $
UOP=[YR=2024;ORIG=-37,-10] E32 S10 W32 N10 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,700							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 2.19 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 08/06/2024 BY SYS